

EVANS RANCH

PLAT "B-3"

A PORTION OF THE NW 1/4 & SW 1/4 SECTION 28, T5S, R1W, SLB&M,
EAGLE MOUNTAIN, UTAH

VICINITY MAP

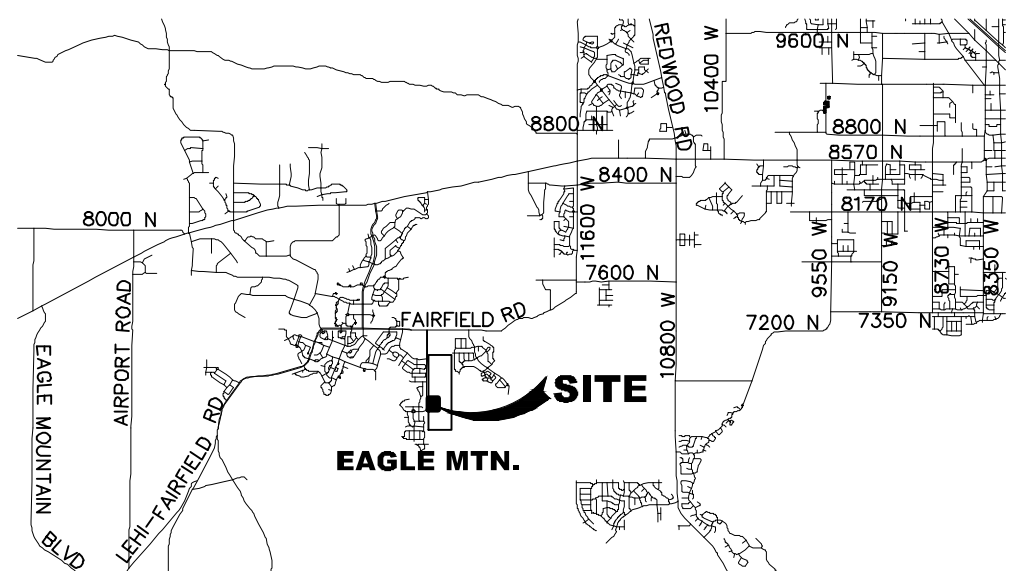


TABLE OF CONTENTS

	COVER SHEET
	PLAT "B-3"
SHEET 1	UTILITY PLAN
SHEET 2	GOLDEN EAGLE DRIVE P&P
SHEET 3	PORTER'S CROSSING P&P
SHEET 4	DETAILS

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	5.42 ACRES
TOTAL AREA IN LOTS	4.61 ACRES
TOTAL OPEN SPACE	0
# OF LOTS:	1
DENSITY:	.18 LOTS/ACRE

NOTES

- NO UTILITY LATERALS OR METERS TO BE LOCATED UNDER DRIVEWAYS.
- PROTECTION TO BE PROVIDED AS NEEDED FOR PUBLIC UTILITIES ADJACENT TO DRIVEWAYS OR WITHIN TRAFFIC AREAS. UTILITIES ARE TO BE PLACED SUCH THAT THE DRIVEWAY TRAFFIC AND UTILITIES DO NOT CREATE A POSSIBLE HAZARDS.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- PARKING RESTRICTION SIGNAGE TO BE PROVIDED FOR ALL ALLEY WAYS.
- REAR FENCE TO BE PROVIDED TO LOTS THAT BACK UP TO PORTER'S CROSSING.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - FRONT LIVING - 20'
 - FRONT GARAGE - 22'
 - CORNER LIVING - 15'
 - CORNER GARAGE - 22'
 - REAR - 20'
 - SIDE - 5'

LEGEND

EXISTING	
WATER METER	W-M
WATER	EX-W
WATER VALVE	WV
FIRE HYDRANT	FD
SEWER	EX-SS
SEWER MANHOLE	SM
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	SDM
STORM DRAIN CURB INLET	SDCI
PI	EX-PI
PI VALVE	PIV
FENCE	F

PROPOSED	
WATER	W
WATER VALVE	WV
FIRE HYDRANT	FD
SEWER	SS
SEWER MANHOLE	SM
STORM DRAIN	SD
STORM DRAIN MANHOLE	SDM
STORM DRAIN CURB INLET	SDCI
PI	PI
PI VALVE	PIV

DEVELOPER / OWNER
DAI
1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
(801) 495-3414

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME
EVANS RANCH PLAT B-3

EVANS RANCH - PLAT "B-3"

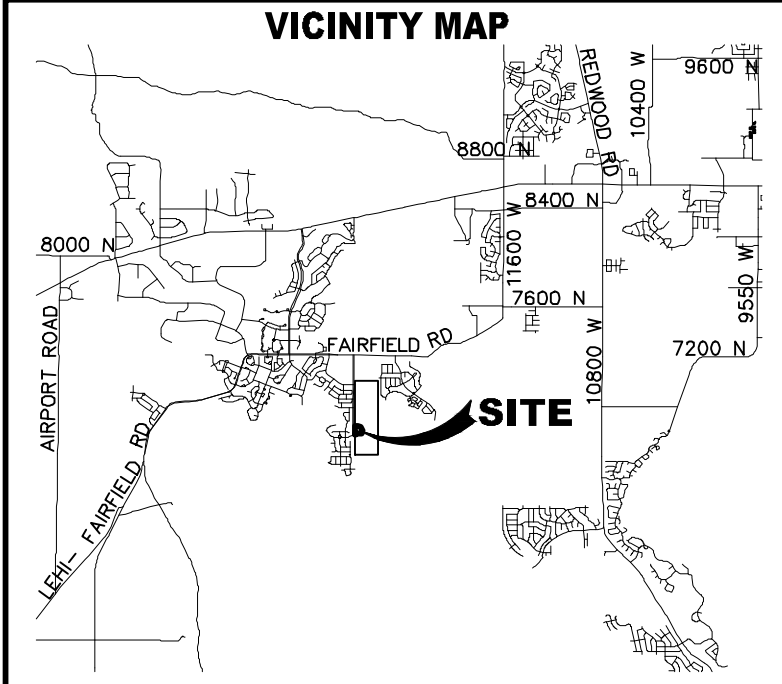
EAGLE MOUNTAIN, UTAH

COVER SHEET

REVISIONS
1
2
3
4
5

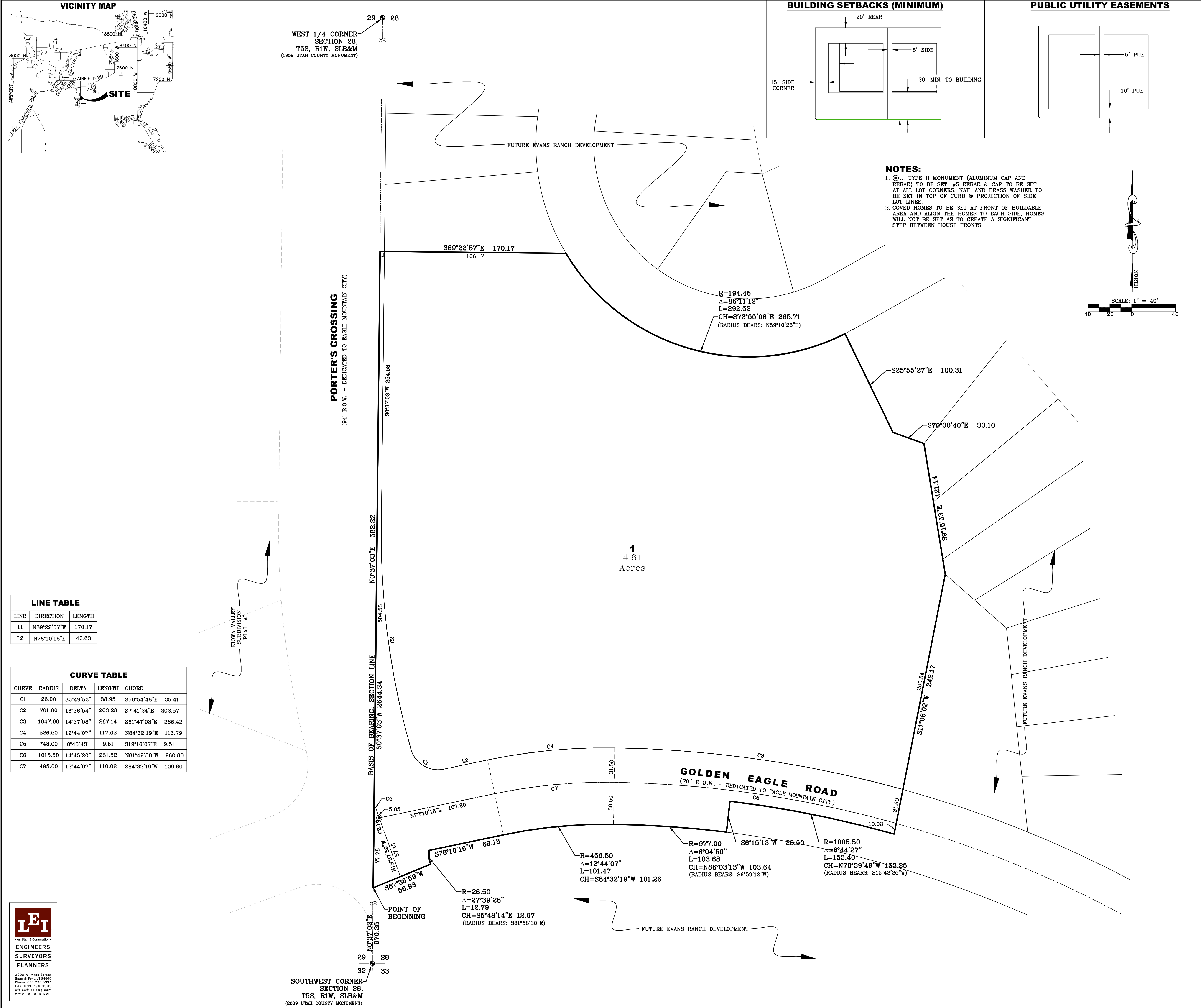
LEI PROJECT #:
2012-1845
DRAWN BY:
BLS/BAP
CHECKED BY:
GDM
SCALE:
1" = 40'
DATE:
10/28/2013

SHEET
COVER

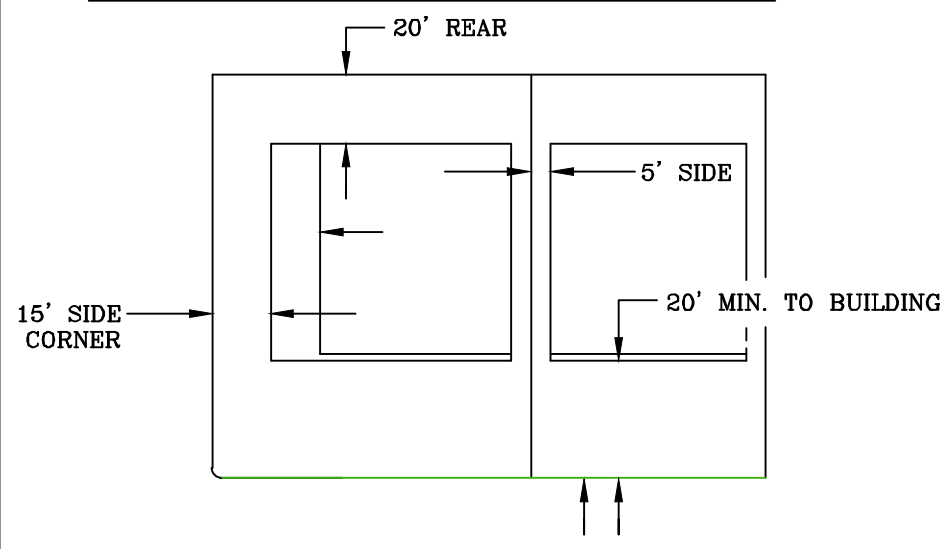


LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°22'57"W	170.17
L2	N78°10'16"E	40.63

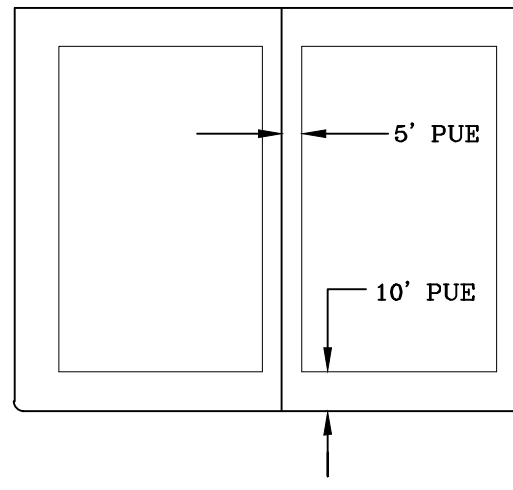
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	26.00	85°49'53"	38.95	S58°54'48"E 35.41
C2	701.00	16°36'54"	203.28	S7°41'24"E 202.57
C3	1047.00	14°37'08"	267.14	S81°47'03"E 266.42
C4	526.50	12°44'07"	117.03	N84°32'19"E 116.79
C5	748.00	0°43'43"	9.51	S19°16'07"E 9.51
C6	1015.50	14°45'20"	261.52	N81°42'58"W 260.80
C7	495.00	12°44'07"	110.02	S84°32'19"W 109.80



BUILDING SETBACKS (MINIMUM)



PUBLIC UTILITY EASEMENTS



NOTES:

1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB PROJECTION OF SIDE LOT LINES.
2. COVED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN THE HOMES TO EACH SIDE. HOMES WILL NOT BE SET AS TO CREATE A SIGNIFICANT STEP BETWEEN HOUSE FRONTS.

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501192 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°37'03"E ALONG THE SECTION LINE 970.25 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N0°37'03"E ALONG THE WEST SECTION LINE OF SAID SECTION 582.32 FEET; THENCE S89°22'57"E 170.17 FEET; THENCE ALONG THE ARC OF A 194.46 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N59°10'28"E) TO THE LEFT 292.52 FEET THROUGH A CENTRAL ANGLE OF 86°11'12" (CHORD: S73°55'08"E 265.71 FEET); THENCE S25°55'27"E 100.31 FEET; THENCE S70°00'40"E 30.10 FEET; THENCE S9°15'53"E 121.14 FEET; THENCE S11°08'02"W 242.17 FEET; THENCE ALONG THE ARC OF A 1005.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N15°42'25"W) TO THE LEFT 153.40 FEET THROUGH A CENTRAL ANGLE OF 8°44'27" (CHORD: N78°39'49"W 153.25 FEET); THENCE S6°15'13"W 28.50 FEET; THENCE ALONG THE ARC OF A 977.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S6°59'12"W) TO THE LEFT 103.68 FEET THROUGH A CENTRAL ANGLE OF 6°04'50" (CHORD: N86°03'13"W 103.64 FEET); THENCE ALONG THE ARC OF A 456.50 FOOT RADIUS CURVE TO THE LEFT 101.47 FEET THROUGH A CENTRAL ANGLE OF 12°44'07" (CHORD: S84°32'19"W 101.26 FEET); THENCE S78°10'16"W 69.18 FEET; THENCE ALONG THE ARC OF A 26.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S81°42'58"W) TO THE LEFT 12.67 FEET THROUGH A CENTRAL ANGLE OF 27°39'28" (CHORD: S5°48'14"E 12.67 FEET); THENCE S67°36'59"W 56.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.42 ACRES

DATE _____ SURVEYOR (See Seal Below) _____

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATED UNDER THE PROVISIONS OF 10-6A-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

STATE OF UTAH _____ S.S. COUNTY OF UTAH _____ ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ THE PERSON(S) SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH _____

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____ APPROVED BY CITY COUNSEL _____

APPROVED BY CITY ATTORNEY _____

APPROVED _____ ENGINEER (See Seal Below) _____ ATTEST _____ CLERK-RECORDER (See Seal Below) _____

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "B-3"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

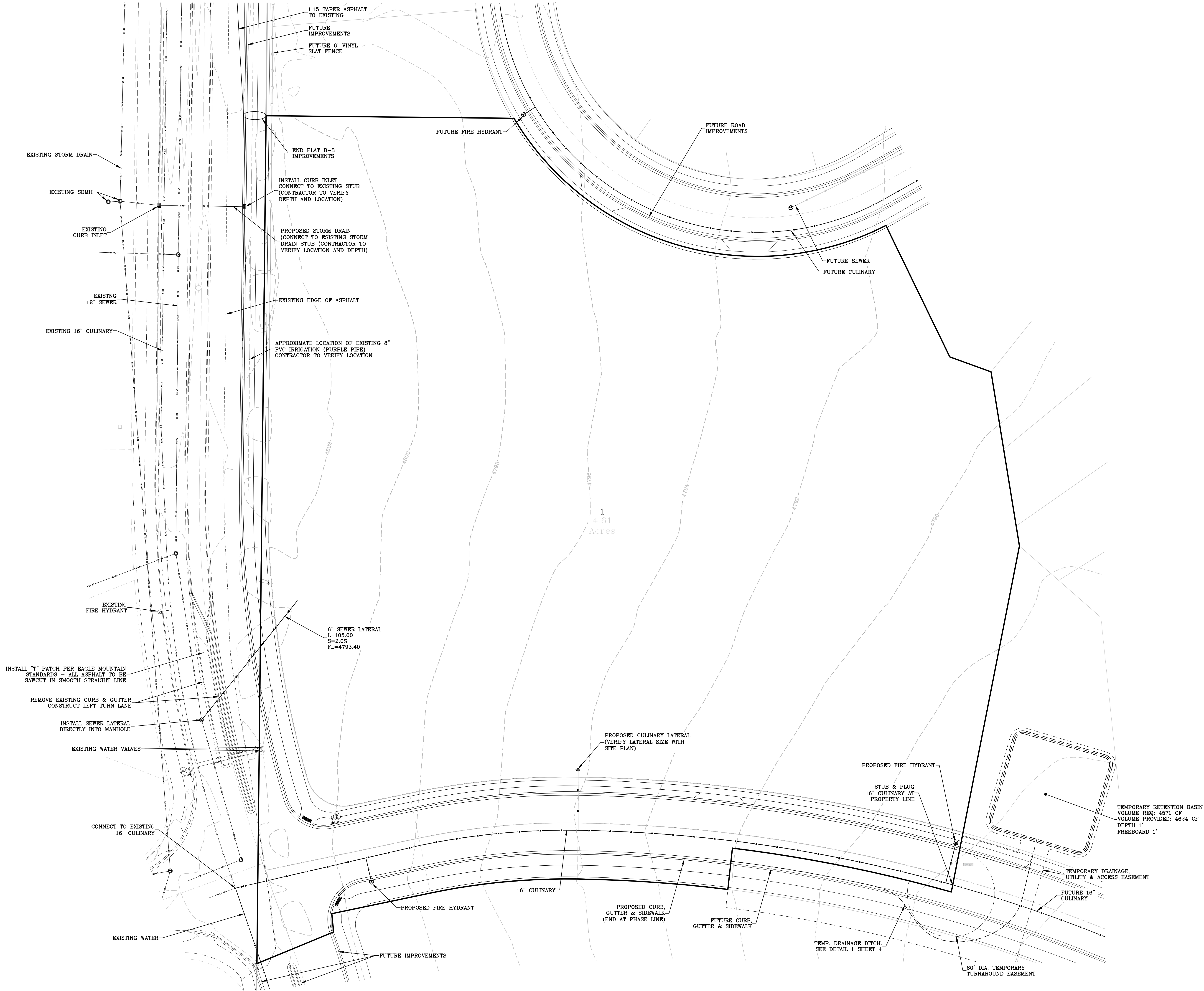
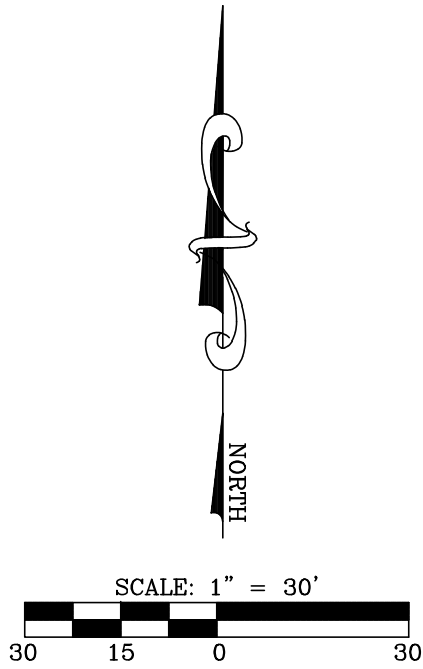
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
-----------------	--------------------	---------------------------	----------------------

This form approved by Utah County and the municipalities therein.



ENGINEERS
SURVEYORS
PLANNERS

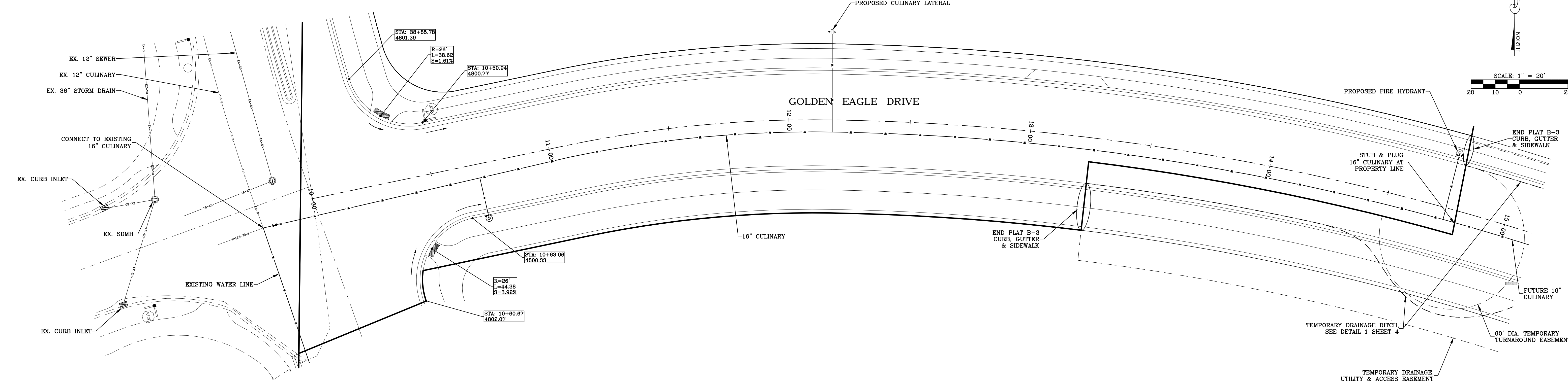
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



EVANS RANCH - PLAT "B-3"
EAGLE MOUNTAIN, UTAH
UTILITY PLAN

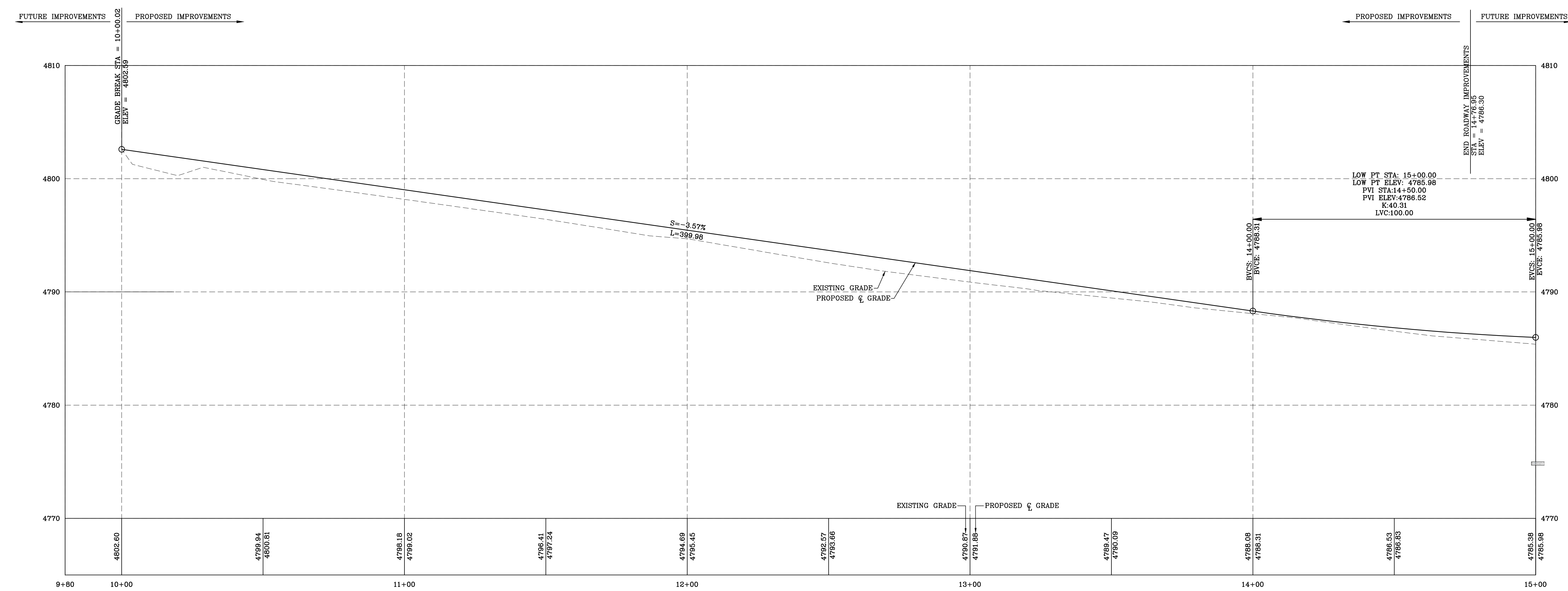
REVISIONS	
1	
2	
3	
4	
5	


LEI PROJECT #:
2012-1845
DRAWN BY:
BLS/BAP
CHECKED BY:
GDM
SCALE:
1" = 30'
DATE:
10/28/2013



NOTE

FUTURE PROPOSED GRADE SHOWN FOR REFERENCE PURPOSES ONLY.
FINAL GRADE DESIGN TO BE COMPLETED WITH EACH RESPECTIVE PHASE.





**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

EVANS RANCH - PLAT "B-3"
EAGLE MOUNTAIN, UTAH

GOLDEN EAGLE DRIVE PLAN & PROFILE

REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #:
2012-1845

DRAWN BY:
BLS/BAP

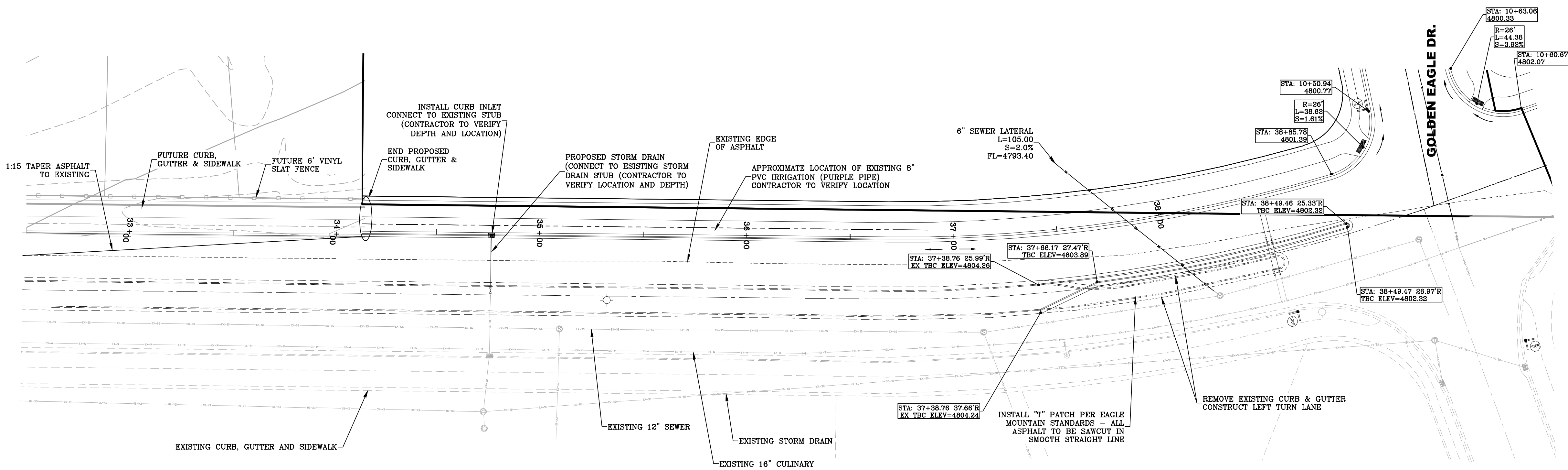
CHECKED BY:

SCALE:
1" = 20'

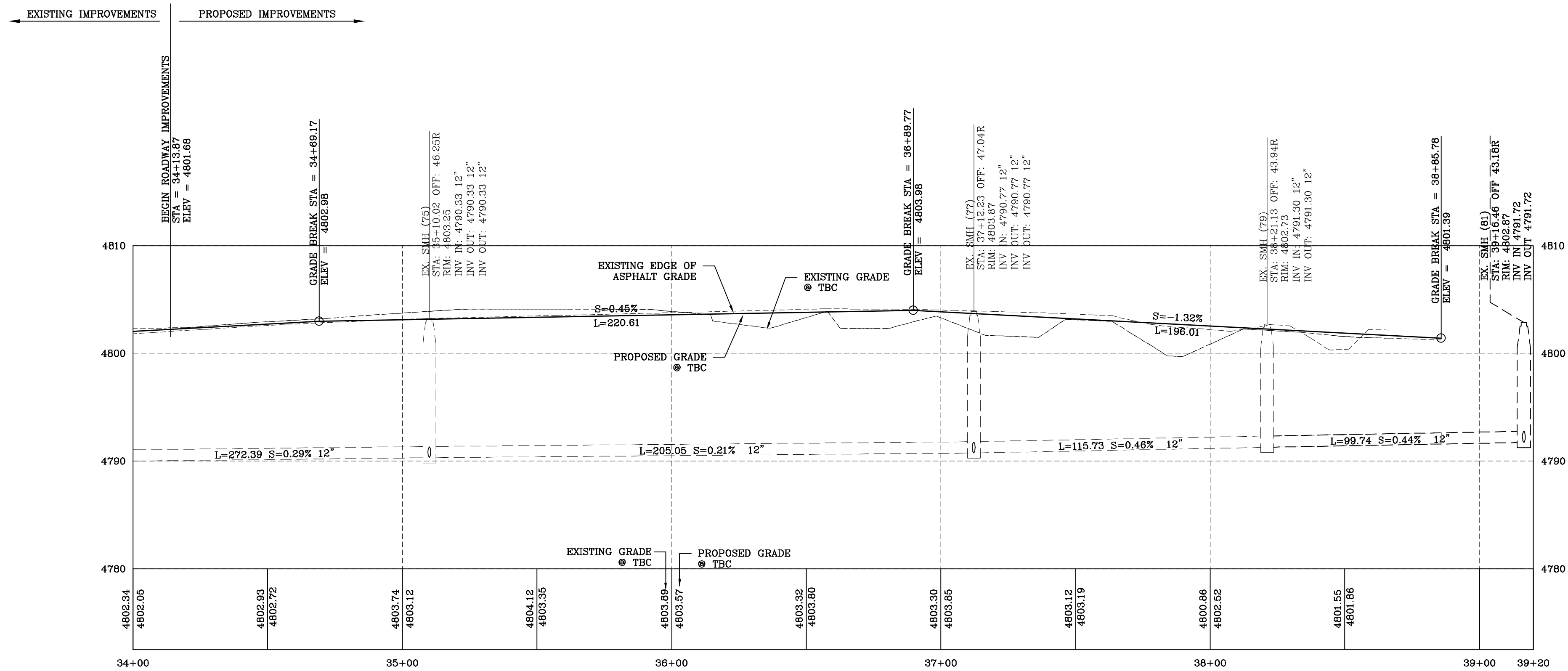
DATE:
10/28/2013

SHEET

2



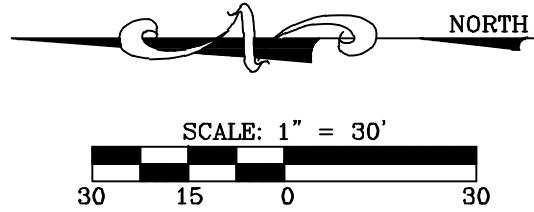
PORTER'S CROSSING ROAD
CENTER LINE OMITTED FOR CLARITY



PORTER'S CROSSING ROAD PROFILE

NOTE

FUTURE PROPOSED GRADE SHOWN FOR REFERENCE PURPOSES ONLY.
FINAL GRADE DESIGN TO BE COMPLETED WITH EACH RESPECTIVE PHASE.



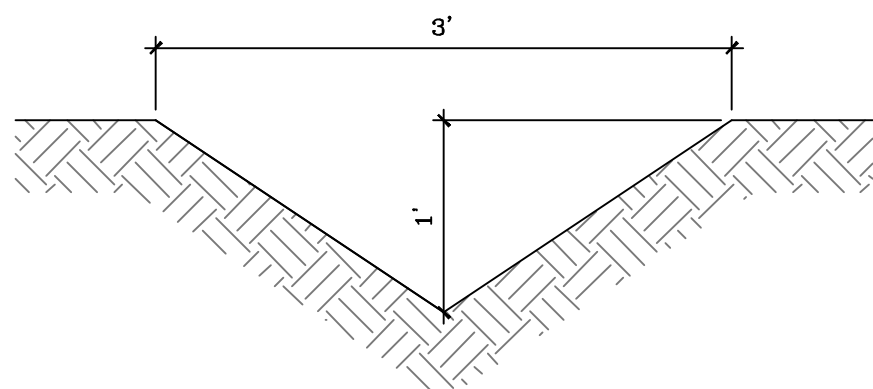
LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

EVANS RANCH - PLAT "B-3"
EAGLE MOUNTAIN, UTAH
PORTER'S CROSSING ROAD PLAN & PROFILE

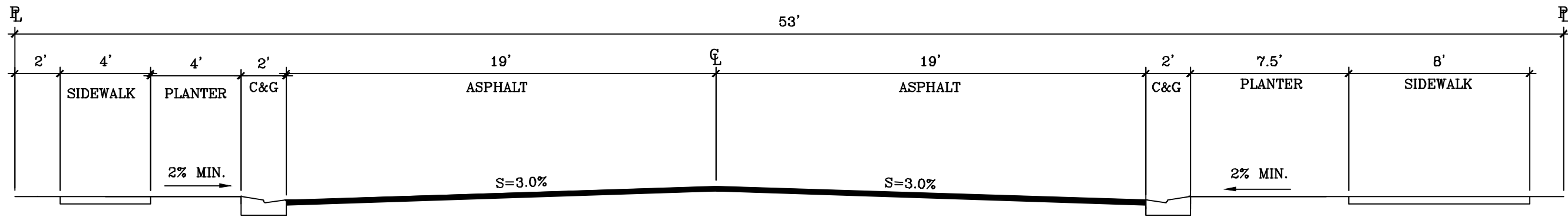
REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:	2012-1845
DRAWN BY:	BLS/BAP
CHECKED BY:	GDM
SCALE:	1" = 30'
DATE:	10/28/2013

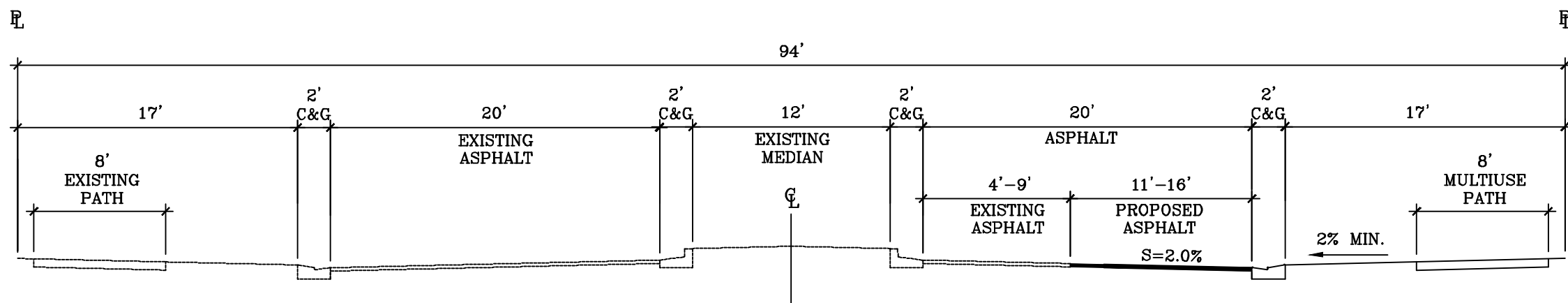
SEE EAGLE MOUNTAIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS



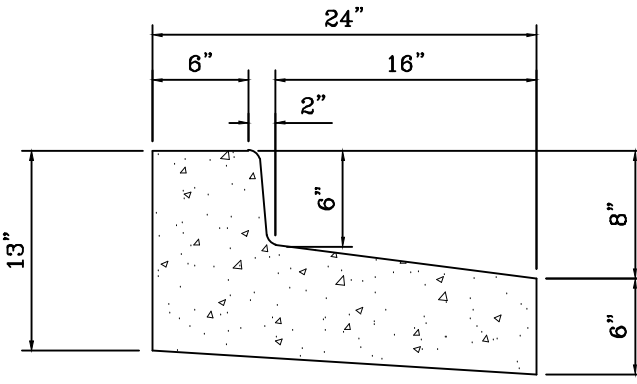
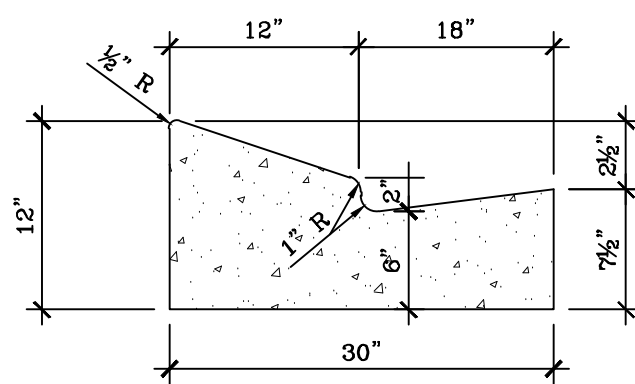
1 TEMPORARY DRAINAGE DITCH DETAIL



2 70' RIGHT-OF-WAY (MINOR COLLECTOR)



3 94' RIGHT-OF-WAY (MAJOR COLLECTOR)



4 CURB & GUTTER DETAILS



ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

EVANS RANCH - PLAT "B-3"

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS	
1	.
2	.
3	.
4	.
5	.

LEI PROJECT #:
2012-1845
DRAWN BY:
BLS/BAP
CHECKED BY:
GDM
SCALE:
N.T.S.
DATE:
10/28/2013

SHEET